



**APPROVED MINUTES
SUNNYVALE PLANNING COMMISSION
July 10, 2006
456 West Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

Meeting called to order.

1. **2006-0593 – Bradley Planning Group** [Applicant] **Delaine L Topoll** [Owner]: Application for related proposals on a 12,189 square foot site located at **1244 Poplar Avenue** (near Tulip Drive) in an R-2 (Low-Medium Density Residential) Zoning District. (APN: 213-44-042) AM; *(20 minutes)*

- **Use Permit** to allow three new single-family homes, and
- **Parcel Map** to allow a 3 lot subdivision.

2. **Training – Ex Parte Communications** *(25 minutes)*

3. **Public Comment on Study Session Agenda Items** *(5 minutes)*

4. **Comments from the Chair** *(5 minutes)*

Meeting adjourned at 7:55 p.m.

8:00 PM - Public Hearing – Council Chambers
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The Planning Commission met in regular session with Chair Hungerford presiding.

ROLL CALL

Members Present: Chair Charles Hungerford; Commissioner Laura Babcock; Commissioner Darab Ghaffary; Commissioner Larry Klein; Commissioner Harriet Rowe; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: None

Staff Present: Trudi Ryan, Planning Officer; Andrew Miner, Principal Planner; Kathryn Berry, Senior Assistant City Attorney; and Debbie Gorman, Recording Secretary

SCHEDULED PRESENTATION - None

PUBLIC ANNOUNCEMENTS - None

CITIZENS TO BE HEARD - None

APPROVAL OF MINUTES of June 26, 2006.

ACTION: Comm. Sulser made a motion to approve the minutes of the Planning Commission meeting of June 26, 2006. Comm. Klein seconded. Motion carried unanimously, 5-0-2, Comm. Ghaffary and Comm. Rowe abstaining. (Comm. Ghaffary and Comm. Rowe abstained as they are new commissioners and were not on the Planning Commission at the June 26, 2006 meeting.)

PUBLIC HEARINGS/GENERAL BUSINESS

1. Selection of Chair

Chair Hungerford said that the first part of the agenda this evening would be the selection of the Chair and Vice Chair for the 2006-2007 year.

Chair Hungerford opened the floor for nominations for Chair.

Comm. Babcock nominated Comm. Klein to serve as Chair for the 2006-2007 year. There were no further nominations.

ACTION: Comm. Babcock nominated Comm. Klein to serve as Chair of the Planning Commission for the 2006-2007 year. Motion carried unanimously, 7-0.

Chair Klein exchanged seats with outgoing Chair Hungerford and Chair Klein presided over the remainder of the meeting. **Trudi Ryan**, Planning Officer, congratulated Chair Klein on the approval of the nomination.

2. Selection of Vice Chair

Chair Klein opened the floor for nominations for Vice Chair.

Comm. Hungerford nominated Comm. Sulser to serve as Vice Chair for the 2006-2007 year. There were no further nominations.

ACTION: Comm. Hungerford nominated Comm. Sulser to serve as Vice Chair of the Planning Commission for the 2006-2007 year. Motion carried unanimously, 7-0.

3. Selection of Seats

Chair Klein said that the order for the selection of the seats for the Planning Commission 2006-2007 year would begin with the Chair, then the Vice Chair and then by seniority of the remaining Commissioners as follows: Comm. Simons, Comm. Babcock, Comm. Hungerford, Comm. Rowe and Comm. Ghaffary. He said the seating arrangement would be seat numbers one through seven with one being the furthest seat to the left and seven being the furthest seat to the right facing the dais from the audience. The Commissioners were asked for their preference by order of seniority resulting in the following seating arrangement: Comm. Ghaffary, chair one; Comm. Hungerford, chair two; Comm. Babcock, chair three; Chair Klein, chair four; Vice Chair Sulser, chair five; Comm. Simons, chair six; and Comm. Rowe, chair seven.

Ms. Ryan said the new seating arrangement would begin at the July 24, 2006 Planning Commission meeting.

4. **2006-0524** – Application for a Design Review on an 11,180 square foot site to allow a new two-story home for a total of 4,743 square feet where 4,050 square feet may be allowed without Planning Commission review. The property is located at **272 North Murphy Avenue** (near Central Expressway) in an R-0 (Low Density Residential) Zoning District. (APN: 204-44-033) RK (**Applicant requests continuance to July 24, 2006**)

ACTION: Comm. Hungerford made a motion on 2006-0524 to continue this item to July 24, 2006. Vice Chair Sulser seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is continued to July 24, 2006.

5. **2006-0523** – Application for a Design Review on a 5,085 square foot site to allow a first and second story addition for a total of 2,478 square feet resulting in a 48.7% Floor Area Ratio where up to 45% may be allowed without Planning Commission review. The property is located at **576 Balsam Avenue** (near N Fair Oaks Ave.) in an R-0 (Low Density Residential) Zoning District. (APN: 204-13-022) RK

ACTION: Comm. Simons made a motion on 2006-0523 to approve the Design Review with modified conditions: to add language to Condition of Approval 1.C that large species native trees should be considered as potential replacement trees if a tree removal permit is granted for this site. Vice Chair Sulser seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is final unless appealed to the City Council no later than July 25, 2006.

6. **2006-0467** – Appeal of the Administrative Hearing Officer denial of an application for a Variance from Sunnyvale Municipal Code section 19.48.020 for a new fence greater than three feet in the corner vision triangle. The property is located at **1386 Lewiston Drive** (near Cascade Dr.) in an R-1(Low Density Residential) Zoning District. (APN: 323-05-005) SL

ACTION: Comm. Babcock made a motion on 2006-0467 to uphold the decision of the Administrative Hearing Officer to deny the Variance. Comm. Simons seconded. Motion carried unanimously, 7-0.

APPEAL OPTIONS: This item is final unless appealed to the City Council no later than July 25, 2006.

NON-AGENDA ITEMS AND COMMENTS

- **COMMISSIONERS ORAL COMMENTS**

Chair Klein thanked former Chair Hungerford for bringing a very orderly meeting style to the Commission over the past year and for the good example he set. He also thanked staff for providing a very easy agenda for his first meeting.

- **STAFF ORAL COMMENTS**

City Council Meeting Report

Trudi Ryan, Planning Officer, said she cannot take any credit for the easy agenda, and congratulated Comm. Klein for becoming the Chair and Comm. Sulser for becoming the Vice Chair for the 2006-2007 year.

Ms. Ryan said there has been one Council meeting since the last Planning Commission meeting and said that there were no Planning items discussed at this June 27, 2006 Council meeting.

Ms. Ryan said there are two items that were previously heard by the Planning Commission that are scheduled to be considered at the July 18, 2006 Council meeting. She said both items are appeals of Planning Commission decisions: a request for a side-yard setback variance on a site located at 734 Ashbourne Drive, appealed by the applicant; and an appeal of a Use Permit for a long-term care and daycare for cats and dogs located at 180 North Wolfe Road, appealed by an adjacent tenant.

Other Staff Oral Report

Ms. Ryan said that the Planning Division is proceeding with the recruitment of several new planners to fill vacancies and that she hopes to be able to provide good news by the next meeting, regarding the recruitment.

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer